



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, JULY 25, 2016, 7:00 P.M.  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):**

**III. PUBLIC HEARINGS:**

1. S201602 – Henry Aberle, Jr. Estate, owner/applicant, for a 13-lot subdivision known as Aberle Farm Estates on property located at 175 Mountain Street, APN 047-035-0000 in an R (Residential) Zone. **(CONTINUED FROM THE JUNE 27, 2016 REGULAR MEETING)**
2. Z201614 – Henry Aberle, Jr. Estate, owner/applicant, request for a Special Permit for 2 rear lots in association with a 13-lot subdivision known as Aberle Farm Estates on property located at 175 Mountain Street, APN 047-035-0000 in an R (Residential) Zone. **(CONTINUED FROM THE JUNE 27, 2016 REGULAR MEETING)**
3. Z201617 – Sadds Mill Associates, LLC, owner/applicant, request for a Special Permit and site plan modification to an existing earth excavation permit including grading within 100' of Route 140 (Sadds Mills Road) and Green Road on property located on the north side of Sadds Mill Road, APNS 088-001-0000; 100-009-0000; 100-011-0000; 101-003-0000; and 101-001-0000 in RAR and I (Rural Agricultural/Residential and Industrial) Zones. **(REQUEST TO TABLE OPENING OF HEARING IS PRESENT)**
4. S201603 – Sandra Gottier, owner/Todd Gottier, applicant, for a 3-lot resubdivision on property located at 34 Minor Hill Road, APN 150-034-0000 in an RAR (Rural Agricultural/Residential) Zone. **(TABLED FROM THE JUNE 27, 2016 REGULAR MEETING)**
5. Z201619 – Sandra Gottier, owner/Todd Gottier, applicant, request for a Special Permit for a rear lot in association with a 3-lot resubdivision on property located at 34 Minor Hill Road, APN 150-034-0000 in an RAR (Rural Agricultural/Residential) Zone. **(TABLED FROM THE JUNE 27, 2016 REGULAR MEETING)**

**COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING. THANK YOU!**

6. S201604 – Michael Brunelle, owner/applicant, for a 2-lot resubdivision on property located at 20 Frog Hollow Road, APN 062-008-0000 in an RAR (Rural Agricultural/Residential) Zone.
7. Z201620 – John Chidester and Karen Costanzo, owner/applicant, request for a Special Permit for more than 3 garages in association with the construction of a 24' x 24' garage and associated improvements on property located at 15 Ridge Drive, APN 066-005-0007, in an R (Residential) Zone.

#### **IV. NEW BUSINESS:**

1. S200615 – Request from Santini Homes, Inc. for final roadway acceptance and a bond reduction to maintenance level for the subdivision known as Ellridge Estates III on the east side of Abbott Road. **(ROAD ACCEPTANCE TABLED FROM JUNE 27, 2016 REGULAR MEETING)**
2. Z201621 – Alan Properties, LLC, owner/Stephan Builders, Inc., applicant, request for a Special Permit for more than 3 garages in association with the construction of a single family home with 3 attached garages and a 24' x 30' detached garage on property located at 17 Angel Trace, APN 109-009-0011 in an RAR (Rural Agricultural/Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

#### **V. ADMINISTRATIVE BUSINESS:**

1. Approval of the June 27, 2016 Meeting Minutes.
2. Correspondence/Discussion:
  - a. Discussion of the Special Permit requirement for garages and home occupations.

#### **VI. ADJOURNMENT:**

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